

**MEETING OF THE FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY
8TH FLOOR CONFERENCE ROOM
CITY HALL**

MONDAY, NOVEMBER 9, 2004 – 5:30 PM

Chairman Naugle called the meeting to order at approximately 5:30 p.m. Roll was called and a quorum was present.

Present: Chairman Naugle
Commissioner Teel
Vice Chairman Trantalis
Commissioner Hutchinson
Commissioner Moore

Absent: None

Also Present: City Manager
City Attorney
City Clerk

Approval of Minutes of the July 26, 2004 and September 20, 2004 Meetings

Motion made by Commissioner Hutchinson and seconded by Commissioner Teel to approve the minutes of the July 26, 2004 and September 20, 2004 CRA meetings. Roll call showed: YEAS: Commissioner Teel, Vice Chairman Trantalis, Commissioners Moore, Hutchinson, and Chairman Naugle. NAYS: None.

Ranking of Developers for the River Gardens Phase II (Henry's) RFP

Brenda Kelley, CRA Planning and Design Manager, said that each of the applicants was advised that they were to make a 5-minute presentation. She said that one of the applicants may not make a presentation this evening.

Vice Chairman Trantalis asked if the presentations were not reviewed previously by a Committee, and what was the benefit, especially if one of the applicants were not going to be present.

Ms. Kelley said that a Selection Committee of five (5) members reviewed the presentations and asked questions in great depth, and presented their ranking to the CRA Advisory Board. She said that such Board then submitted the rankings to this Board with the caveat that they did not hear the presentations themselves, but were forwarding the rankings presented to them by the Selection Committee.

Chairman Naugle said that there were two Selection Committees who submitted two rankings. The City Manager said that was where the difficulty arose because the first process was flawed, and then the second process began. Vice Chairman Trantalis said that now a third process was being initiated because an applicant did not make an

appearance. The City Manager said that the Board was provided with the rankings, and presentations would be made so that decisions could be based on what information was being presented.

Commissioner Moore said that it appeared another Selection Committee was chosen, and he asked if it would be better for this Board to now review the rankings which were submitted.

The City Attorney said that the better part of the process would be for this Commission to hear the presentations. If someone did not make a presentation, then that would be the applicant's problem because everyone was notified of the process.

Commissioner Moore asked which applicant could not be present at today's meeting. Ms. Kelley replied it was Airam Construction and said that they were number five in the ranking.

Ms. Kelley continued to state that in the back-up materials, the Commission was supplied with a copy of the evaluation criteria. She said that Bob Young would be the first applicant to make a presentation.

Bob Young Developers

Burnadette Norris Weeks said that they were not aware that a presentation was to be given today, but she would explain the procedure they followed. She said that when the initial presentation was given, they used the evaluation sheet provided to the Board and pointed out to both committees why they should be the first choice. She showed the site plan to the Board and said that their company did many projects over the years with the CRA and other governmental entities. She said they were proposing 11 detached homes on 12 lots, and they felt they had the best quality homes. She said that Bob Young invested in the area when other people did not. She said further that she was going to live in one of the homes across from the subject site. She continued to state that she had a vested interest in the area. She further said that Bob Young Affordable Builders has the support of the neighborhood Associations in the area, and no other presenter this evening would be able to make such a statement. She said there were five different models available.

Bob Young said he appreciated the City's cooperation in regard to the building of the Lennar project, and he was able to build 10 homes as part of that project. He continued to state that the homes had over 9' ceilings. He proceeded to show drawings of the available models and explained each one. He said that they also had front porches on several models with the garages set back.

Commissioner Moore asked if money was being provided for the cost of the land. A representative of the company said that there was a provision for the cost of land, and in previous presentations it was explained that builders were proposing similar packages. She said they were allowing for individuals living in the neighborhood to be able to afford these homes. She said their homes were not as pricey as other homes being presented at today's meeting.

Bob Young proceeded to show the site plan and explain it. He said that he based the land cost at \$25,000 per lot, and he calculated that based on what he sold his property

on the water for which was about \$30,000. He said they asked the CRA to donate land to be affordable.

Vice Mayor Trantalis asked what the square foot construction cost would be. Bob Young said that it would be roughly \$90 per square foot, including finishes. He proceeded to show some of the materials that were to be used in the homes. Vice Mayor Trantalis clarified that the prices would be \$144,000 to \$201,000. Bob Young confirmed.

Brenda Kelley clarified that when the financial information was reviewed with the proposers, Mr. Young said he would be willing to give \$220,000 for the land. She believed that Mr. Young intended \$20,000 and not \$25,000. The written proposal specified \$20,000 for different lots and it was clarified at a previous meeting.

Ms. Norris Weeks said that she hoped the Board would approve the recommendation of the CRA Advisory Board to approve Bob Young as the developer for the River Gardens Phase II project.

Jones Construction Company

Sean Jones, President of Jones Construction Company, said he was a licensed general contractor and active builder in the area. He said they were presently building 14 homes in the Washington Park area which was about a half-mile west of River Gardens. He said he was the No. 1 ranked proposer in the first process which was looked at as a violation of the Sunshine Law. He said they did not believe that because the Selection Committee cured the issue with a change of the members. Regardless, he said they were making their presentation. He said that Arthur Frimet was the architect and would review the elevations and site plan with the Board. He said that the technical and design requirements would be reviewed. He continued to state that they were required to provide a 3-bedroom/2-bathroom single-family home consisting of 1500 sq. ft. with a front porch and a recessed garage. He said they were also to provide a 4-bedroom/2-bathroom single-family home consisting of 1700 sq. ft. also with a front porch and recessed garage.

Mr. Frimet proceeded to explain the subject site plan. He said their goal was to provide the required single-family home with a family room, garage and front porch. He said they wanted to provide a quality type of life style at a reasonable price. He also showed the various available elevations.

Mr. Jones said he was going to utilize a \$2 Million line of credit he had with Wachovia Bank to acquire the lots and build the subject homes. He said he had relationships with suppliers and subcontractors to keep the project on schedule. He also said that he was going to pay \$135,000 for the land. He said there would also be a 10-year warranty program in place providing for structural defects, along with a one-year program for mechanical, electrical and plumbing defects. He said that his proposal met the requirements of the RFP, while providing attractive housing.

Vice Mayor Trantalis asked what the price points were of the homes. Mr. Jones said that the 3-bedroom would be \$183,000, and the four-bedroom about \$220,000. He also said that two of the homes would be priced at \$145,000 which was a requirement in the RFP.

Commissioner Moore asked if the lots would have to be replatted. Mr. Jones said they would not.

MoHomes, LLC

Pamela Adams, MoHomes, LLC, said that Jim Cole and Charlie Ladd were also present this evening, along with other members of their team. She said she wanted to bring 4 points to the Board's attention today regarding their proposal, which included the financial proposal, the quality of the project, their financial ability to produce the project, and the principals of their company.

Ms. Adams said the spirit of the RFP and what the CRA were attempting to do was to come up with creative home design. She said their mission was to develop creative and innovative home designs in a redevelopment area that would take such redevelopment to a new level, while making it affordable. She said that everyone talked about the site plan and that there was a 40' lot that was unbuildable. She said they proposed to create a private driveway in that area for the homeowners. She said that in listening to planners, the CRA, and the residents, comments were made to have "eyes on the street." She said they did not want a line of garages going down the street. In creating the site plan, they created a private driveway down 4th Street into the alley placing the garages at the side or in the rear, and there would be tree-lined sidewalks. In the CRA, she said they were attempting to bring character back into the community.

Ms. Adams said that their financial proposal was that they would purchase the project area for \$300,000 cash which would be paid at the conclusion of the negotiations of the Development Agreement. She said they were not asking for anything from the CRA, and they would build all the homes. She said the proposal was clean and straight forward. She also said that the CRA asked for two homes to be delivered at \$145,000, and they were also adding an additional 3-bedroom home for \$165,000.

Ms. Adams further said that their project was creative in design and use of the site plan. She proceeded to show some of the available elevations. She said they were introducing two-story homes ranging from 1530 sq. ft. to 2200 sq. ft. on 4th Street. She further said that the CRA requested 3-bedroom/2 bathrooms, and they created 3-bedroom/2 bathrooms, and 4-bedroom/3 bathrooms, along with one home having 4-bedrooms and a 5th room could be converted from a study. She said they were also introducing as a standard impact windows, tiled roofs, wood-grained cabinets and marble counter tops. She said they had the financial ability to purchase the land and fund the project.

Ms. Adams said that MoHomes made a commitment to the City, the CRA, and the residents in the area that they would build 100 single-family homes in the City. She said they believed in the need for creative, attainable, and beautiful homes in the CRA. She said they were selected to do the Dorsey project, and they also purchased land on their own to develop single-family detached homes.

Vice Mayor Trantalis asked for some further information regarding the company. Ms. Adams said that the company was established in 2001/2002 with the express purpose of building 100 single-family homes. She said the principals in the company, as well as the construction manager, had an excess of 75 years of experience in building residential and commercial development in the City of Fort Lauderdale and elsewhere. Vice Mayor Trantalis asked what financial security was being given to ensure that they would not be

left with an unfinished product should unforeseen circumstances occur. Ms. Adams said that one would go back to the principals of the company who were also fiscally sound. She said the principals of the company were Pamela Adams, Jim Cole, Charlie Ladd and George Rahael.

New Visions Community Development Corporation

Jackie Tufts, New Visions Community Development Corporation, said they were a non-profit organization which was in business for 7 years to create affordable homes for lower-income individuals. She said they proposed to develop 11 single-family detached homes in the area, and they were already committed to build 50 homes in the subject area. She said the CRA had approved the homes. She said there were 3 available models, including a two-story 4-bedroom model with a two-car garage. She said they were proposing to do this project because they were slated to develop the 50 homes in the area, and permits were pulled to complete 15 additional homes to be completed by the Spring of 2005. She said this would only impact what they were already doing in the area. She said there was a challenge to create affordable housing in the subject neighborhood. Now, it was pursued to be \$220,000, and they were proposing to start the price at \$145,000. She said they were proposing to do work force housing in the area because it was badly needed. She said they would go up to \$195,000 in price. She said they were proposing to give the CRA \$265,000 up front to purchase the land, and once the project was completed, they would give the CRA an additional \$35,000.

Ms. Tufts said they made a commitment with Bank of America who agreed to allow them to be the lead organization in the second phase of this project. She said that the project would be cost effective for work force housing, and would compliment what was presently being done. She proceeded to show a site plan of the projects already being developed. She said they also had a home buyer education program available which was in operation for the last 7 years to teach individuals how to have pride in their community so as to add wealth to it. She felt their project would add value to the community.

Commissioner Teel asked what type of roofing materials were to be used for the project. Ms. Tufts said the RFP required barrel tile or better. She said their builder was Robert McKenzie who built throughout the County, along with commercial development.

Chairman Naugle asked what system should be used to rank the proposers.

Commissioner Moore said that he waited a long time to see individuals vie to develop such properties in the concerned area. He thanked everyone for their efforts. He felt the prices of the properties and land costs were similar. He felt Bob Young should be ranked as No. 1.

Chairman Naugle said the purpose of hearing the presentations was to put to rest any controversy that existed. He said in looking at the score sheets there was a great discrepancy on how the proposers were scored. He felt it would be better if a ranking was done after hearing today's presentations.

Vice Mayor Trantalis said he felt MoHomes was the most creative and had done a great job in creating the park. He felt the elevations were great. Chairman Naugle said that he

liked the elevations and felt they were very creative, but was concerned about having cars going through the backyards.

While the votes were being tallied, the meeting proceeded to the next item of business.

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Dorsey Model Row Homes – CCB Development Corp. and Broward Barron, Inc.

Motion made by Commissioner Hutchinson and seconded by Commissioner Teel to approve an amendment to the site plan exhibit in the development agreement in order to face their proposed model row homes towards NW 12th Avenue instead of NW 11th Terrace. Roll call showed: YEAS: Commissioner Teel, Vice Chairman Trantalis, Commissioners Moore and Hutchinson, and Chairman Naugle. NAYS: None.

Notice to Dispose of Property – Vacant Lot at 1534 NW 6th Street.

Motion made by Commissioner Hutchinson and seconded by Commissioner Moore to approve the posting and advertising of Notice to Dispose of Public Property for the Development of Vacant real property in the City of Fort Lauderdale. Roll call showed: YEAS: Commissioner Teel, Vice Chairman Trantalis, Commissioners Moore and Hutchinson, and Chairman Naugle. NAYS: None.

Florida Redevelopment Association (FRA) 2004 Roy F. Kenzie Redevelopment Award

Brenda Kelley said that the CRA had submitted an application for an award through the Florida Redevelopment Association and had received an award. She said an award would be presented to Alan Hooper, along with another award to the CRA Board.

Alan Hooper said they were now taking orders on the 4th and 5th phases, and hoped to start construction early in 2005. He thanked the Board for their support and said the CRA had come a long way since the Avenue Lofts. He felt that Flagler Village appreciated such support. He also said that the leasing of the storefronts had been a little difficult, but the units were selling well. He thanked Brenda Kelley and Kim Jackson, along with their staff, for their hard work and efforts.

Vice Chairman Trantalis asked if there was any thought in selling the retail space as condominiums. Mr. Hooper said it was doable, but they wanted to program the street and then possibly do a lease option.

Charlie Ladd, DDA Board Member, said that if an update could be provided regarding the trees on Andrews Avenue.

Mr. Hooper said that recently he and some of the staff went to the County and received approval for parallel parking on Andrews Avenue, along with approval for the planting of Oak trees. The County then changed their mind regarding the Oak trees, and they now had another hurdle to overcome. He asked if something could be done to assist regarding this matter.

Chairman Naugle said that possibly they could return to the County as they had done previously.

Mr. Hooper said the trees and landscaping were important for retail in the area.

Chairman Naugle clarified that they were having issues with the County staff and not the Commissioners. Mr. Hooper confirmed and said that normally the County Commissioners were very supportive.

Ranking of Developers for the River Gardens Phase II (Henry's) RFP

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Chairman Naugle asked for the results of the ranking of the proposers.

The City Clerk announced that the votes were as follows:

- 4 votes – MoHomes
- 3 votes – Bob Young
- 3 votes – Jones Construction

Chairman Naugle said that MoHomes would receive the award for the project.

Bob Young said that he had letters from the Homeowners Associations in the area requesting that his company construct the proposed project. He asked if the Commissioners ever listened to the residents or did they move forward with what they felt was better for them. He said that he also had letters from various residents in the community. He asked for some further clarification as to how the ranking was conducted since his company had previously been selected as No. 1.

Chairman Naugle said that he looked at both rankings.

The City Manager asked what process would be followed to select the company for the project.

The City Attorney said that a motion would be needed to select the proposer. He said the MoHomes proposal appeared to contain some community property, and there would be a requirement for a mandatory homeowners association to maintain that portion of the property.

Commissioner Moore asked how MoHomes proposed to maintain the common areas. Ms. Adams said they would have a homeowners association to maintain the property.

Motion made by Commissioner Hutchinson and seconded by Commissioner Moore to approve MoHomes for the River Gardens Phase II project. Roll call showed: YEAS: Commissioner Teel, Vice Chairman Trantalis, Commissioners Moore and Hutchinson, and Chairman Naugle. NAYS: None.

CRA Executive Director/CRA Director Reports

None given.

Commissioner Moore asked if an update of the Sistrunk Streetscape project could be provided at the next Board meeting.

The City Manager said that such report would be provided at the next Board meeting.

There being no further business to come before the Board, the meeting was adjourned at approximately 6:22 p.m.